GRAY TOYNBEE

149 Waterbeach Road

Landbeach, CB25 9FA

Guide price £450,000

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149 Waterbeach Road

Landbeach, CB25 9FA

- Newly renovated
- Extensive garden
- Off road parking
- Garden studio/home office

A fully renovated three-bedroom semi-detached home, with an expansive and enclosed rear garden, the benefit of off-street parking and situated within convenient reach of local amenities and commuter-links.

Dating back almost 100 years, the property is a clever mix of traditional features and modern living. Upon entering, a spacious and welcoming entrance hall provides access to all ground floor accommodation. At the heart of the home is the contemporary open-plan kitchen and dining room. The kitchen is well-appointed with a range of wall and base units with worksurfaces, along with a central island providing additional storage. Integrated appliances include a double oven, five-ring electric hob, dishwasher, and fridge freezer, with further space and plumbing for a washing machine. The large dining space enjoys views down the extensive garden.

The living room enjoys a front aspect providing plenty of natural light, and also benefits from a large understairs storage cupboard. Completing the ground floor is a double bedroom, which benefits from an ensuite shower room.

Upstairs there are two well-proportioned double bedrooms. The family bathroom is beautifully fitted with a shower over bath, vanity basin, WC and heated towel rail.

Outside, the property is approached via a private, secure gated entrance and enjoys a generous wraparound garden. The rear garden is predominantly laid to lawn with a graveled area adjoining the property, providing a practical space for outdoor seating. There is a garden studio/workshop offering a versatile space and is fitted with base units, an integrated oven and hob, with further space and plumbing for additional appliances.

What3Words:///departure.motorist.joyously
SatNav: CB25 9FA

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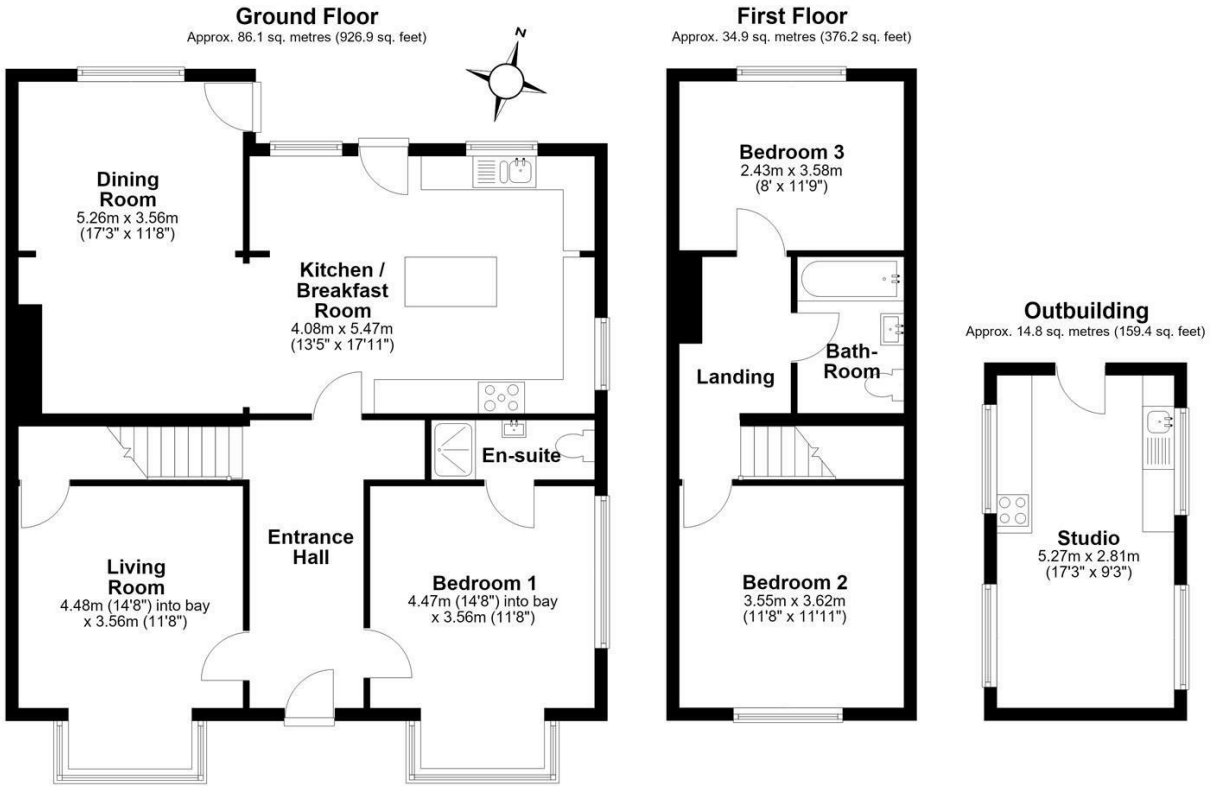
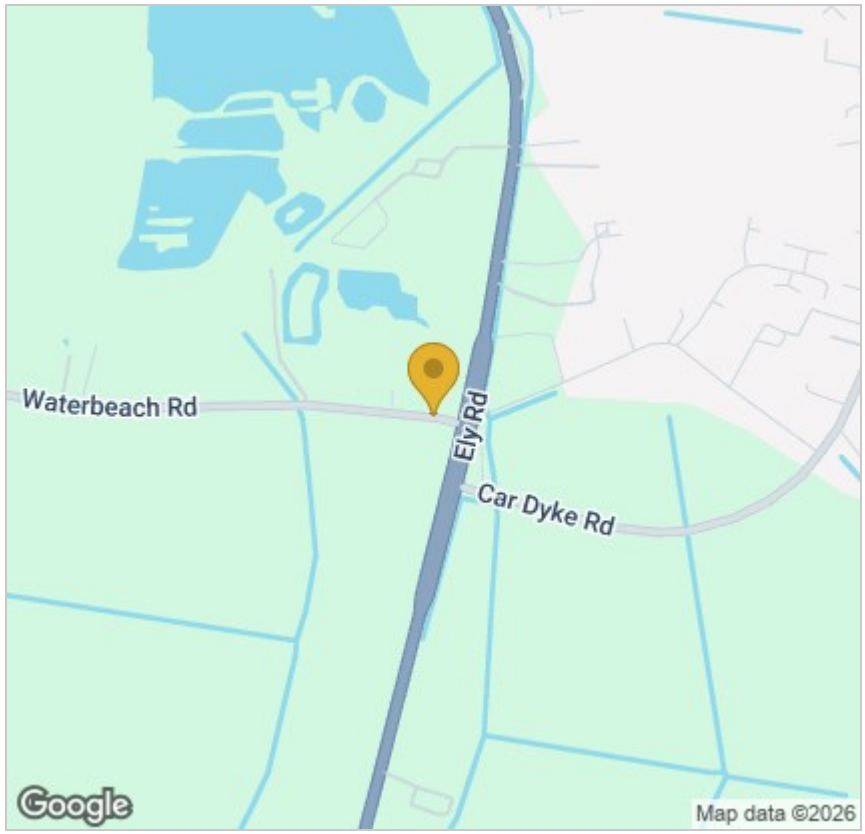
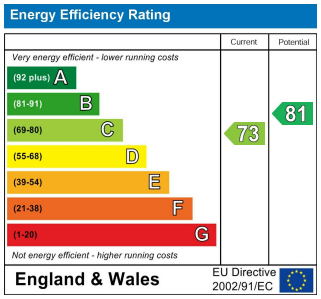


Total area: approx. 135.9 sq. metres (1462.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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